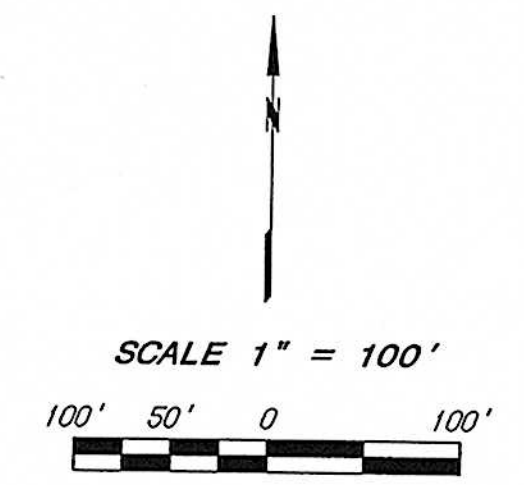


# ANAQUA SPRINGS RANCH III-A, P.U.D.

BEING 11.691 ACRES OF LAND SITUATED IN COUNTY BLOCK 4667, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOL. 11210, PG. 2166, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

- NOTES:
- LOT 2, BLOCK 1 IS AN EXISTING PRIVATE STREET R.O.W., ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.



LINE DATA		
LINE NO.	DIRECTION	DISTANCE
1	S 77°01'56" E	60.14'
2	S 26°20'51" E	58.67'
3	N 26°20'51" W	36.59'
4	S 26°20'51" E	83.83'
5	S 41°53'00" E	40.00'
6	S 26°20'51" E	66.21'
7	S 01°29'24" E	60.00'

CURVE DATA						
C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG.	CHORD
1	033°49'28"	70.00'	21.28'	41.32'	S 33°45'39" E	40.73'
2	024°19'13"	130.00'	38.02'	55.19'	S 38°30'37" E	64.78'
3	024°19'33"	70.00'	15.09'	29.72'	N 38°30'37" W	28.50'
4	033°49'28"	130.00'	39.53'	76.75'	N 33°45'39" W	76.64'
5	033°49'28"	90.00'	27.31'	53.13'	S 33°45'39" E	52.36'
6	024°19'33"	110.00'	31.71'	46.70'	S 38°30'37" E	46.35'
7	033°49'28"	110.00'	33.45'	64.94'	S 33°45'39" E	64.00'
8	024°19'33"	90.00'	19.40'	38.21'	S 38°30'37" E	37.92'

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESMT	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SEWAGE SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
1"	FOUND 1/2" IRON ROD
5"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

DEVELOPMENT PHASING SCHEDULE:				
PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
1	3	11.691	-	-

DENSITY: MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE

# OF DWELLING UNITS	AREA (ACRES)	RESIDENTIAL DENSITY
3	11.691	0.26

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%

TOTAL AREA	11.691 ACRES
IMPERVIOUS AREA	-0.000 ACRES
PAVEMENT	-0.275 ACRES
STRUCTURES (HOUSES)	-0.269 ACRES
SIDEWALK, DRIVEWAY, PATIO, ETC.	-0.544 ACRES
TOTAL IMPERVIOUS COVER	-0.544 ACRES
OPEN SPACE	11.147 ACRES
TOTAL OPEN SPACE PROVIDED = 95%	

**ZONING:**  
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN ONE (1) UNIT AS SINGLE FAMILY RESIDENTIAL ON 1.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 80% OF OPEN SPACE.

**E.R.Z.D. NOTE:**  
THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

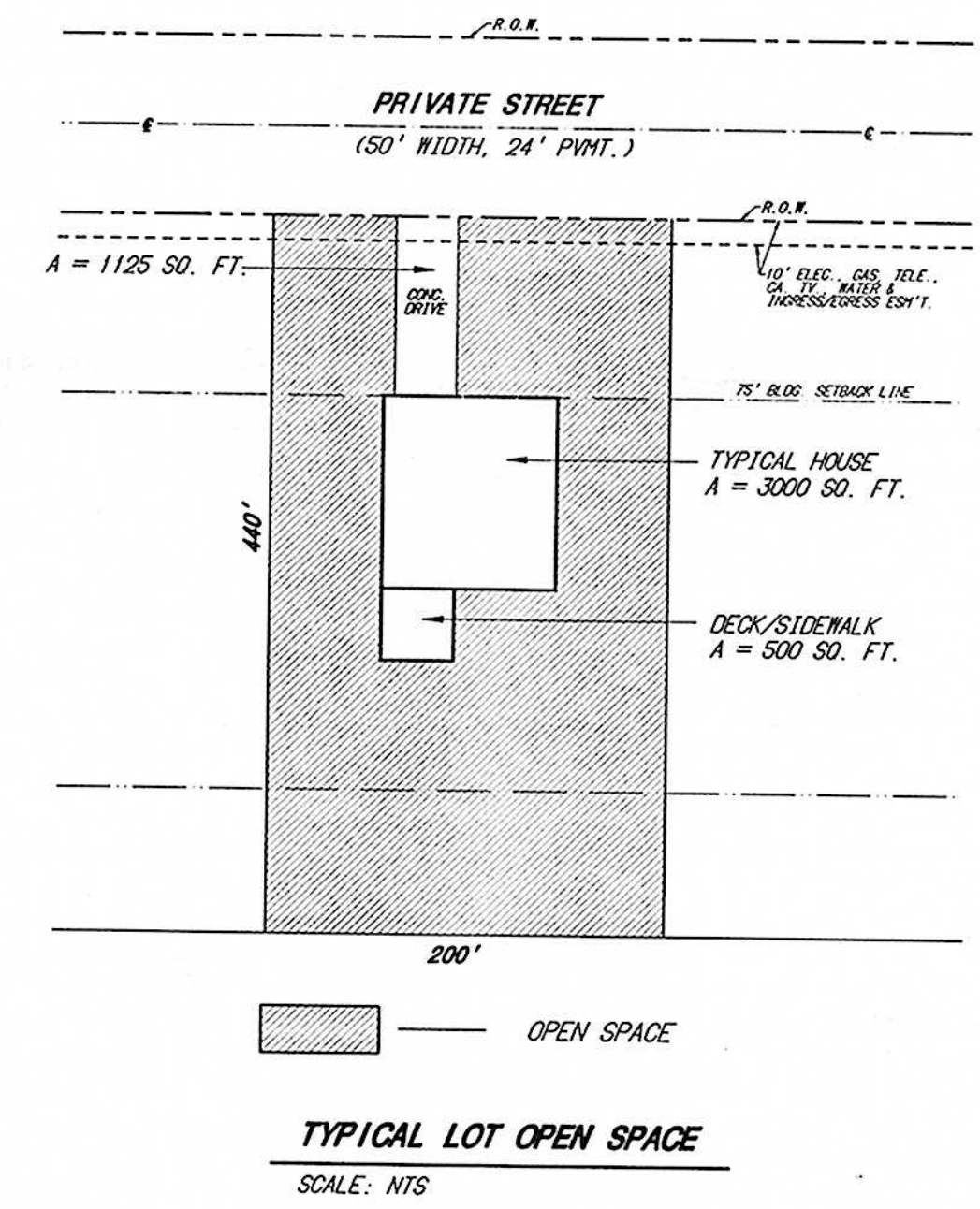
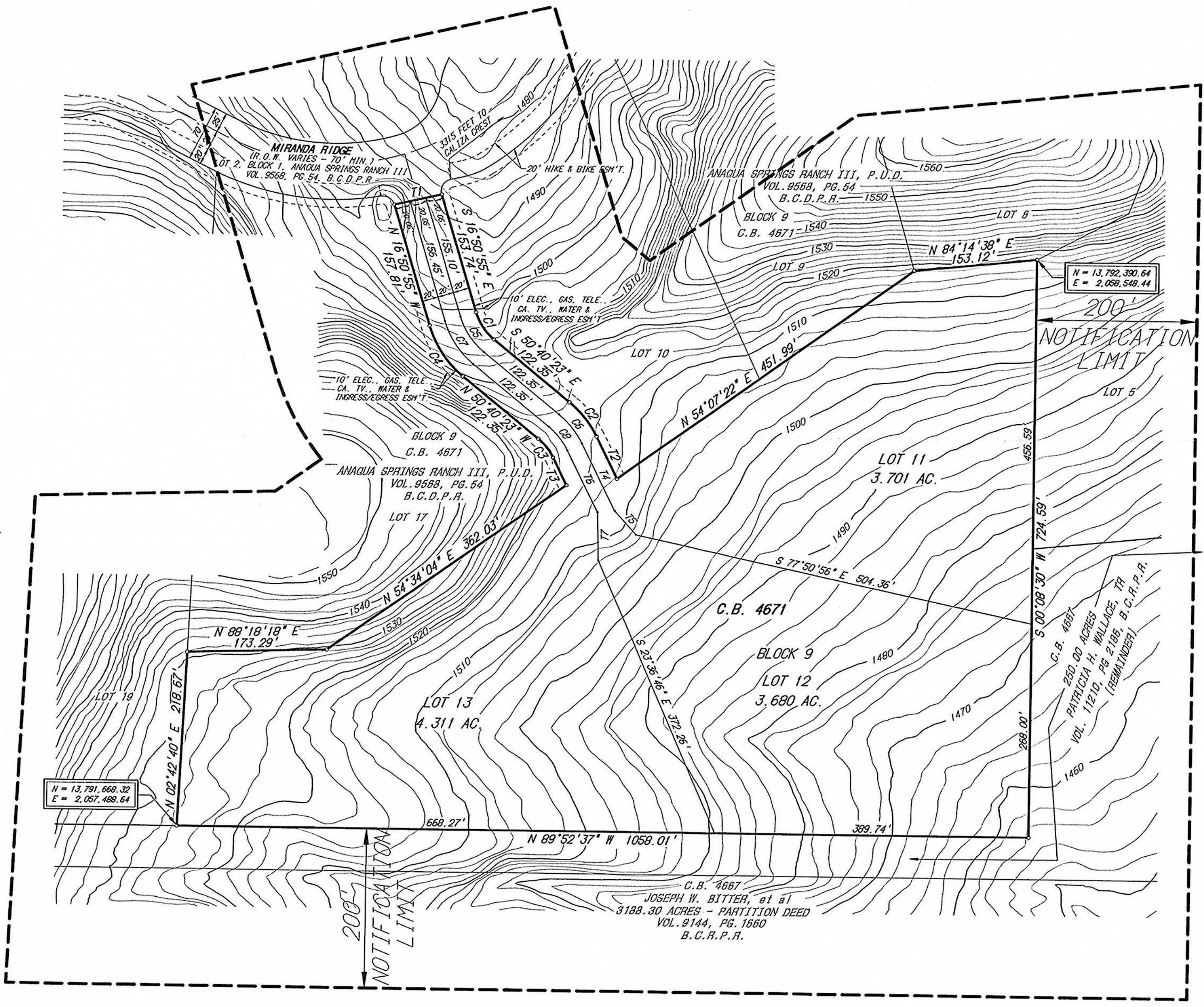
**DRAINAGE NOTES:**  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.



SEWER SERVICE PROVIDED BY: INDIVIDUAL OSSF SYSTEMS  
WATER SERVICE PROVIDED BY: BEXAR METROPOLITAN WATER DISTRICT  
CON # 10675  
BYND ANAQUA SPRINGS RANCH PWS ID # 0150549

OWNER: ANAQUA SPRINGS RANCH, INC.  
2611 NORTH LOOP 1604 WEST  
SUITE 201  
SAN ANTONIO, TEXAS 78269  
PHONE (210) 493-1444

APPROVED  
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION  
CITY OF SAN ANTONIO

CHAIRPERSON: [Signature] DATE: 4/25/07  
SECRETARY: [Signature] DATE: 4/25/07

PUD PLAN NO. 07-014

Revisions

No.	Date	Revisions

Engineering Consultants

1000 CENTRAL PARKWAY N., SUITE 700  
DALLAS, TEXAS 75208  
PHONE (214) 494-5511

BROWN ENGINEERING CO.

306-074-00  
DATE: 02/21/07

State of Texas Seal

MARK S. BROWN  
5070  
4.5.07

ANQUA SPRINGS RANCH, INC.

ANAQUA SPRINGS RANCH III-A, P.U.D.

P.U.D. PLAN

Sheet No.

1





**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Mark Brown

**DATE:** April 25, 2007

**Address:** 1000 Central Parkway N., Suite 100  
San Antonio, TX 78232

**FROM:** Richard Carrizales, Case Manager

**COPIES TO:** File

**SUBJECT:** PUD# 07-014

**Name:** Anaqua Springs Ranch III-A PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)